



**MCPEEK
LAND
SURVEYING**

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LLC

**Carolyn S. Dean
OR 2948-845
+/-2.000 Ac.
Part of: 51-40-13-10-000**

Situated in the State of Ohio, County of Muskingum, Township of Perry, Northwest Quarter of Section 13, Township 1, Range 6, United States Military District, being part of the lands now owned by Carolyn S. Dean as recorded in OR 2948-845 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning for reference at the southeast corner of the northwest quarter of said Section 13, thence with the mid-section line, N 88°51'17" W a distance of 199.22 feet to a point in the center of Deerfield Road (CR-363), the principal place of beginning;

Thence continuing with said mid-section line, N 88°51'17" W a distance of 419.08 feet to a point at the southeast corner of the lands now owned by Ronald E. & Diane L. Buchanan (OR 2365-867);

Thence leaving said mid-section line and going with the common line of said Dean/Buchanan's lands, N 02°09'08" E a distance of 207.08 feet to a point, referenced by an iron pin set that is distant 5.00 feet, passing an iron pin set at 18.72 feet;

Thence leaving said common line and going through said Dean's lands the following two (2) courses:

1. S 87°50'52" E a distance of 437.97 feet to an iron pin set;
2. S 07°34'32" W a distance of 200.61 feet to the principal place of beginning, passing an iron pin set at 181.86 feet, containing 2.000 acres more or less, subject to all legal highways and easements of records.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 2.000 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on June 1st, 2021.

**OFFICE COPY
NOT RECORDABLE**

Brian Kelly McPeek, PS 8517

DESCRIPTION

APPROVED

By: BK Mc (6/3/21)



6/1/21
Date

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

6/22/21
Date Fee Paid